

LOWER PAXTON TOWNSHIP  
BOARD OF SUPERVISORS

Minutes of Business Meeting held June 20, 2006

A regular business meeting of the Lower Paxton Township Board of Supervisors was called to order at 7:30 p.m. by Vice-Chairman William C. Seeds, Sr. on the above date in the Lower Paxton Township Municipal Center, 425 Prince Street, Harrisburg, Pennsylvania.

Supervisors present in addition to Mr. Seeds were: William L. Hornung and David B. Blain.

Also in attendance were Steve Stine, Township Solicitor; and Lori Wissler, Planning and Zoning Officer.

**Pledge of Allegiance**

Mr. Blain led the recitation of the Pledge of Allegiance.

**Public Comment**

Tom Wieland, 4080 West Tilden Road explained that he is the headmaster of the Harrisburg Christian School. He noted that he made an application with the Township to replace two house trailers that exist along side the school building with modular classroom space that is essentially using the same footprint as the two trailers that are currently located there. He explained that the trailers are old and need to be replaced. He stated that the total square footage of 2,850 would replace what is already in place. He questioned the necessity of installing sprinklers in the modular units.

Mr. Wieland noted that there are four classrooms, two standard classrooms, and two smaller classrooms. He noted that each room has inside egress to a foyer, and each classroom has immediate egress to the outdoors. He questioned the necessity to have sprinklers within this replacement space. It was noted that there is no public water on site as the water services are

accessed by wells. He questioned if he would be able to feed a sprinkler system with the wells on the property.

Mr. Hornung noted that the Harrisburg Christian School has submitted an incomplete forbearance agreement, however, he interceded in this because it did not make sense to expect that they would ever have water on their site, and to make them install a sprinkler system in a modular building that is already finished is a waste of money. He explained that he requested Mr. Wieland to come before the Board to discuss the issue since it seems to him to be insane to force the church to install a sprinkler system in a finished modular unit for a 2,800 square foot space, which is replacing existing space. He noted that the International BOCA Code (IBC) only requires this for an area that is over 5,000 square feet. He noted that there are also allowances for the probability of water to the site. He questioned why the Township would make them rip out the structure to install a sprinkler system that would never be used.

Mr. Hornung questioned how the Board could alleviate the problem for the school.

Mr. Seeds questioned if Ms. Wissler had a solution. Ms. Wissler explained that the Township Ordinance requires the forbearance agreement since the Ordinance is stricter than what the (IBC) requires. Mr. Hornung noted that the Ordinance requires the church to install a dry sprinkler system for future hookup, which is insane, since water will never be available to the school grounds. He questioned why the Township would require the school to waste the money to install a system that would never be used.

Mr. Seeds suggested that the Board could direct Mr. Wolfe to take a look at the Ordinance to report back to the Supervisors on potential changes. Mr. Stine explained that, as long as the Township does not go below the IBC standard, the Ordinance could be amended. He noted that the Ordinance was adopted before the Uniform Construction Code was adopted.

Mr. Stine noted that Mr. Wolfe could review the Ordinance for potential changes, and if any were made he would review them prior to Board's adoption. Mr. Seeds suggested that the school would need these changes to occur before September. He suggested that it could be prepared for the July 18<sup>th</sup> meeting.

Mr. Seeds noted that the cost to install a dry sprinkler system would be very expensive, and he would have Mr. Wolfe revise the Ordinance. Mr. Hornung questioned if the members present were in agreement with this. Mr. Seeds and Mr. Blain noted that they were in agreement with this.

Mr. Seeds noted that it is important to remember the safety of the volunteer fire fighters too, but he suggested that it would be a very remote possibility that public water would be brought to this location.

Ms. Ann Philips and Ms. Adrienne Mifford requested to present an update for the construction of the Possibility Place playground at the Thomas B. George Jr. Park, and to thank the volunteer who have helped to build the new playground.

Ms. Phillips expressed her thanks to the Board of Supervisors, and to 193 International Guard who came to set up, helped during the week and continue to help yesterday when they came to break down their equipment. She noted that their help with the equipment and supplies was greatly appreciated. She further wanted to thank the many churches and civic organizations that helped. She explained that, in total, over 1,500 people signed-in to help.

Ms. Phillips noted that there is still some work to do, and a workday would be held on Saturday, June 24<sup>th</sup>, starting at 8 a.m., with volunteers working until the work is completed. She requested volunteers to bring their tools, hammers, levels, and ratchets, and noted that lunch would be served.

Ms. Phillips explained that she hopes to open the park in August. The ground cover will be installed in July, section by section. She noted that \$42,000 is needed to cover the cost of the ground cover. She explained that pavers, fence posts and some components are available for sale.

Ms. Mifford noted that the community out pouring was tremendous, and suggested that citizens should drive by the park to see the work that has been completed. She noted that updates for the project may be found on the website at [possibilityplace.org](http://possibilityplace.org).

Mr. Seeds thanked Ms. Phillips and Ms Mifford for the great job and their dedication to the project. Mr. Seeds requested people to continue to donate to the project. Mr. Blain noted that a donation of \$50 would pay for a fencepost, which allows up to 17 spaces for a family name. He noted that brick pavers are available at \$100 for a 4x8 paver, and \$250 for an 8x8 paver. He noted that there are many ways to contribute to the project. Ms. Phillips noted that information for the fencepost and pavers is available on the website.

### **Chairman and Board Member's Comments**

Mr. Blain noted that it was tremendous to see all the people working together on the playground.

### **Old Business**

#### **Ordinance 06-06; Application from Triple Crown Corporation for rezoning of Stray Winds Farm from Residential (R-1) to Residential Cluster**

Mr. Stine noted that this was the time and date slated for a public hearing for Ordinance 06-06; the Application from Triple Crown Corporation for rezoning of Stray Winds Farm from Residential (R-1) to Residential Cluster. He noted that it was his understanding that the Board of Supervisors expressed an interest in continuing the public hearing on this matter due to the absence of two Board members. Mr. Stine noted that the applicant has agreed to the continuance.

He noted that it would be appropriate for the Board to make a motion to continue the public hearing on Ordinance 06-06 until July 18, 2006 at 7:30 p.m.

Mr. Seeds questioned Ms. Wissler if she had anything to add to Mr. Stine's comments. Ms. Wissler answered that she did not.

Mr. Blain made a motion to continue the public hearing for Ordinance 06-06; the Application from Triple Crown Corporation for rezoning of Stray Winds Farm from Residential (R-1) to Residential Cluster until July 18, 2006 at 7:30 p.m. Mr. Hornung seconded the motion, and a voice vote followed: Mr. Blain, aye; Mr. Hornung, aye, and Mr. Seeds, aye.

### **Announcements**

There were no announcements.

### **Adjournment**

There being no further business, Mr. Blain made a motion to adjourn the meeting. Mr. Hornung seconded the motion, and a unanimous vote followed. The meeting adjourned at 7:50 p.m.

Respectfully submitted,

Maureen Heberle

Approved by:

Gary A. Crissman  
Authority Secretary